



Los Angeles County Department of Regional Planning
320 West Temple Street, Los Angeles, California 90012
Telephone (213) 974-6443

PROJECT No. 02-207-(1)
CONDITIONAL USE PERMIT

RPC/HO MEETING DATE	CONTINUE TO
AGENDA ITEM	
PUBLIC HEARING DATE December 16, 2003	

APPLICANT Maria Elisa & Manuel Kenneth Lopez	OWNER Hassan Soltani & Abbas Navazi	REPRESENTATIVE Leo Esperza	
REQUEST <i>Conditional Use Permit:</i> To authorize continued alcoholic beverage sales for on-site consumption in an existing bar.			
LOCATION/ADDRESS 16013 Amar Road, Valinda		ZONED DISTRICT Puente	
ACCESS Vermont Avenue		COMMUNITY Valinda	
		EXISTING ZONING C-2-BE (Neighborhood Commercial-Billboard Exclusion)	
SIZE 13,960 square feet	EXISTING LAND USE Bar	SHAPE Rectangular	
		TOPOGRAPHY Level	
SURROUNDING LAND USES & ZONING North: Single-family homes—R-1-6,000 (Single-Family Residence- 6,000 sq. ft. minimum lot)		East: Single-family homes, market— C-2-BE (Neighborhood Commercial-Billboard Exclusion)	
South: Commercial, manufacturing complex— City of Industry		West: Commercial, single-family homes— C-2-BE (Neighborhood Commercial-Billboard Exclusion)	
GENERAL PLAN	DESIGNATION	MAXIMUM DENSITY	CONSISTENCY
Countywide	C (Major Commercial))	N/A	See Staff Analysis
N/A	N/A	N/A	See Staff Analysis
ENVIRONMENTAL STATUS Categorical exemption			
DESCRIPTION OF SITE PLAN The applicant is requesting a Conditional Use Permit to authorize continued sales and on-site consumption of alcoholic beverage in an existing bar. The operation of the bar and sales of alcoholic beverage were discontinued in December 2001 for a period of approximately one year due to fire damage. The property is comprised of two parcels, 16011 and 16021 Amar Road. No food is provided as part of the operation. Two pool tables are provided for the use of the patrons. Plot Plan 45592 authorized development of a dance floor within the bar in March 1998. The bar was first licensed by ABC to sell alcoholic beverage in 1979. ABC reactivated the bar's license in September 2002.			
KEY ISSUES <ul style="list-style-type: none">Satisfaction of Section 22.56.040 of Title 22 of the Los Angeles County Code Conditional Use Permit Burden of Proof requirements.Satisfaction of Section 22.56.195 of Title 22 of the Los Angeles County Code Alcoholic Beverage Sales Burden of Proof requirements.			

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING)		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor